

# Manningford Village Design Statement



**Supplementary Planning Guidance**

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For further information about Manningford, please visit the website at:  
[www.themanningfords.co.uk](http://www.themanningfords.co.uk)

If you have any comments about this VDS, please e-mail the VDS team at:  
[info@themanningfords.co.uk](mailto:info@themanningfords.co.uk)

# 1. Introduction

This village design statement (VDS) has been written and compiled by the Design Team to be a comprehensive, and high quality document that reflects the consensus of opinion of local residents and that will be adopted as Supplementary Planning Guidance by Kennet District Council. The aim is to ensure that further development and change within the village will be based on an understanding of the history of the village as well as its present situation.

## 1.1. Who is it for?

The VDS highlights those qualities of the village deemed important by its residents. As such it is for the attention of developers, landowners, businesses, planners, architects, builders, home-owners or indeed anyone proposing to make changes to the appearance or character of the village.

## 1.2. What is it for?

The purpose of the VDS is to influence the local planning process so that any further development and change within Manningford and the surrounding countryside will be managed in such a way as to maintain and enhance the qualities that give Manningford its special character.

## 1.3. Methodology

The design team was formed from local residents and by means of a questionnaire distributed to the whole village sought to gauge opinion. Once completed in draft form, an open meeting was held to present the proposed VDS for general approval prior to publication.



## 2. Geographical features

Manningford is a small, peaceful village made up of 3 distinct settlements (Bohune, Abbots and Bruce) situated in the Vale of Pewsey and surrounded by open farmland. It sits between Wiltshire's two principal areas of chalk downland, namely Salisbury Plain to the South and the Marlborough Downs to the North. There are long views from many areas of the village giving an open feel that is highly valued by the residents.

Travellers approaching the village pass down relatively narrow lanes to access each of the three settlements. The edges of the

village are generally well defined with the transition from fields to residential taking place in a short space. The village does maintain a highly rural character, lined with hedges and soft verges giving the impression that the countryside extends into the village. There are many trees close to the road although open fields are still visible in many places.

The village is situated within a designated Area of Outstanding Natural Beauty (AONB). Whilst there are no natural vantage points from which to survey the village, there are numerous footpaths and walks which provide interesting views of both the village and the surrounding countryside.



### 3. History

The village of Manningford is made up from 3 ancient smaller parishes as mentioned previously. Parishes such as these are generally thought to date from the late-Saxon and early-Norman period when a system of religious taxation (or 'tithes') was imposed.

The 3 Manningford parishes (including Manningford Bohune) were all mentioned in the Domesday Book of 1086. Manningford Abbots is also mentioned as being 10 'hides' in size (a hide being a notional measure of land denoting that required to support an extended family).

The shape of the village is also a legacy of its ancient roots. The three settlements are long and thin and reflect the farming practices of the time, stretching as they do across land of varying types.



A Roman pavement mosaic under the churchyard of St Peter's church, Manningford Bruce, was recently uncovered indicating a settlement during the Roman occupation in the 2<sup>nd</sup> to 5<sup>th</sup> centuries AD. In 312 the emperor Constantine decreed that Christianity was to be the empire's religion, so it is quite possible that there was a Christian church here in Roman Times. The first written references to a church on the present site appeared in some 10<sup>th</sup> century charters, and the present church celebrated its own millennium in 1991.

Before that, the scheduled ancient monument known as the Swanborough Tump at the junction of the 3 ancient parishes of Manningford Abbots, Manningford Bruce and Wilcot had become established as the meeting place of the Swanborough Hundred. This recorded the visit in 871 of the future King Alfred the Great on his way to fight the invading Danes. During their long history the Swanborough Hundred meetings at the Tump were held thrice a year until the 19<sup>th</sup> century.

The present C52 north/south road through the village is the old Anglo-Saxon 'Herepath' or King's Highway from the Old Sarum to Marlborough; the name Harestreet survives and has appeared on Ordnance Survey maps for the last 100 years.

Manningford Abbots derives its name from its ownership by Hyde Abbey in Winchester (founded by Alfred the Great). Manningford Bruce is named after its Norman French owner William Bruce in 1275. Manningford Bohune is named for the 12<sup>th</sup> century Humphrey Bohun (related to the Bohun Earls of Hereford).

In the 17<sup>th</sup> century, the 2 daughters of the Lord of the manor of Manningford Bruce, Mary Nicholas and Jane Lane helped Charles II on his way to France after his defeat at the battle of Worcester in 1651.

The 3 civil parishes combined in 1934, and by 1980 there was just one ecclesiastical parish of St Peter's Manningford Bruce.

In the 1970's the 3 parish churches formed part of the 12 churches in the Swanborough team of churches, which in 1998 combined with Pewsey to form the Pewsey & Swanborough Team (with currently 13 churches ministered to by a team of 3).

#### 3.1. Planning recommendations

- *Special care should be taken to preserve views of, and around, the Tump and St Peter's church.*

## 4. Community

The village, 2 miles West of Pewsey, is in the Wessex Downs area of outstanding natural beauty (AONB). In the words of the Kennet Local Plan, it is the 'quintessential essence of the Vale of Pewsey'.

There is a village policy area within which residential development should be limited to infilling. This area is bounded by:

- in the East by Hare St from Rose Farm to The Firs
- in the South by the Woodborough Rd from The Firs to Penny Lane
- in the West from Penny Lane to Dragon Lane
- in the North from Dragon Lane to Rose Farm

The Manningfords also contains a number of large residential properties standing in their own spacious grounds generally in the area surrounding the village.

There has been a growing tendency in the last 2 or 3 decades to buy up village cottages, extend them and rebuild them as residential homes housing people who commute daily or weekly to work in either Swindon, Newbury or London.

This process has brought about a noticeable change in the character of the village – a quietness during the week with little traffic and a number of empty houses and many

cars parked outside houses at weekends. Social activity is practically confined to the village hall. There are however a growing number of residents (many retired) who willingly undertake village responsibilities and who are able to contribute financially to its well being. The downside to this trend however is that house prices have increased to the point where few of the original inhabitants can afford the prices of houses being offered for sale.



Manningford lost its railway halt in 1966 on the main London to Plymouth and Penzance line, its school in 1977, its public house in 1980 and its village shop and Post Office were reduced to a sub-Post Office (afternoons only 4 days a week) in 1998. The village hall, built in 1922 by the Grant Meek's Lord of the Manor of Manningford Bruce, was replaced in 2001 by a completely new hall for which funds were raised by the Parish Council.



#### 4.1. Planning recommendations

- *Encourage the use of the village hall for a diverse range of activities*
- *The survey from which much of the information for this VDS was taken identified the provision of a village pub to be something that the majority of respondents wanted. Consideration should therefore be given for any proposals relating to this type of venture.*
- *Any future development should preserve and enhance village services such as the village hall or the post office.*
- *Developments that provide low cost, affordable social accommodation should be encouraged.*
- *Support should be given to maintaining or enhancing the services through Pewsey station.*

## 5. Buildings and spaces

### 5.1. General

The character of Manningford is determined not just by the style of its buildings, but also the spaces and views, the hedges and trees and the layout of these features. Development of the village has been a gradual process over many centuries, with listed buildings (the village has 27) dating back as far as the 16<sup>th</sup> century.

Recent developments have been mainly infill builds, or redevelopment of existing properties however some new development (such as the Ivies in Manningford Bruce) has taken place.

Manningford contains a range of building styles, materials and details. Both thatched and tiled or slated roofs are common, and the village contains detached, semi-detached and terraced properties. Properties are mainly one or two storey however a very small number in excess of two storey also exist.



### 5.2. Planning recommendations

Designers and developers of all types of new buildings must be aware and take into consideration the character of the village and the nature of the existing buildings. New developments should complement the village's appearance, protect the local character and also visually improve any areas where the local character may have been eroded eg redevelopment of derelict sites etc.

#### 5.2.1. General

- *Infill development should be designed to integrate well with the character of the surrounding landscape*
- *Any development should not extend the outer boundary of the village.*
- *Very careful consideration should be given to the preservation of mature and/or visually significant trees.*
- *Existing hedging should be preserved, particularly where it forms part of the external boundary of the village*



#### 5.2.2. Layout

- *The siting of any new developments should be carefully considered with regards to the surroundings.*
- *Developers should ensure that they are sympathetic to the rural landscape and consider views from all directions with drawings and sketches of prospective properties.*
- *The sites of new development should also allow for the planting of shrubs and trees in a manner sympathetic to the rural character of the village.*

### 5.2.3. Buildings

- *Developers should demonstrate an awareness and respect for the architectural variety and quality within the village. Any development work should enhance the existing character.*
- *Extensions and/or modifications to existing buildings must be in a design and use materials compatible with the original buildings and those adjacent to it.*
- *Any developments within the older parts of the village should be solely domestic, not exceed two storey and be thatched.*
- *Development of derelict properties for either residential or commercial use should be encouraged as long as it maintains the visual character and setting of the surroundings.*

### 5.2.4. Undeveloped land, views and spaces

- *There are many areas of the village that are not developed, many spaces around and between buildings, that provide views integral to the 'feel' of a rural village. Any developments (including infill or modification) should preserve or enhance these spaces.*

- *Open spaces that provide wildlife habitat should be maintained and improved where possible. Gardens should, where appropriate, be designed and developed to provide a habitat for a diversity of wildlife.*

### 5.2.5. Boundaries

- *Development of the village should be such as to not extend the outer boundary.*
- *Any development on the outer edge of the village should maintain the soft, landscaped appearance by suitable planting of both trees and hedgerow. Developments in excess of two storey should be avoided as should high walls or fences.*
- *Property boundaries should reflect the rural character of the village. Hedging with or without an adjacent low wall / railings should be used in preference to a fence. This is particularly relevant for properties adjacent to main streets or open land.*
- *Existing hedgerow, undeveloped land should be maintained where possible to provide wildlife habitat. New hedgerow should be considered wherever possible and appropriate for boundaries.*
- *New access or road development should be designed so as to minimise the loss of hedgerow.*



## 6. Environment

Manningford is (as has been mentioned earlier) situated within an AONB. It has a strong rural feel to it and care must be taken with development of the village to safeguard this for the future. Manningford has a wide variety of mammal and bird species that take advantage of the undeveloped land, verges, gardens, trees and streams in and around the village. The habitat that is provided must be a factor when considering future planning applications.

The river Avon tributary is a feature of the village with many adjacent views.



Walkways and footpaths within the village must be maintained along with relevant signage and stiles. Although the Kennet & Avon canal does not run through the village itself, its close proximity provides a number of interesting walks and views which add to the village environment as a whole.



## 6.1. Trees

There are a number of references to trees within this VDS with regards to future development. Trees play an important part in maintaining the rural feel of the village, and as such require particular attention, especially those that are visually significant.

## 6.2. Planning recommendations

- *Footpaths and bridleways are maintained and kept open.*
- *Road verges and privately owned areas of land bordering roads are maintained.*
- *Any schemes to increase the amount of household recycling are encouraged and supported.*
- *Where visually significant trees are on privately owned land, owners should be encouraged to care for them appropriately.*

- *The Environment Agency should be encouraged to maintain the flow of the Avon stream to prevent silting and possible flooding.*
- *Sites should be identified in each of the 3 Manningsfords where trees can be planted to enhance the environment and the appearance of the village.*
- *Trees that are damaged or reach the end of their lives should be replaced.*
- *Tree preservation orders should be placed on visually significant trees.*
- *Where the environment (eg road verges) is being damaged by vehicular traffic then suitable traffic calming measures should be implemented.*



## 7. Utilities

### 7.1. Overhead power lines

The network of overhead power cables are an eyesore that detracts from the character of the village. They are particularly noticeable, are noisy particularly when the weather is damp and should be buried, re-routed or screened by the electricity companies wherever possible. This is particularly applicable should the lines ever be renewed.

Efforts should be made to seek whatever funding may be available to assist in the relocation or modification as above of these power lines.



### 7.2. Street furniture

Street furniture can often be of a standard design and not reflect in any way the character of the location in which it is sited. The design and siting of such furniture by local authorities and other bodies should therefore be carefully considered in relation to the village's appearance and with regards to the issues raised in this VDS.

### 7.3. Planning Recommendations

- *To ensure that future street furniture is only provided following consultation and agreement with the village.*
- *Street lighting should be designed to minimise the effect of light pollution,*

*and be of a style in keeping with the surroundings.*

- *Consider public seating in relation to any future developments. These should be placed where possible to take advantage of the fine views that the village offers, and should be of a style and design in keeping with their surroundings.*

## 8. Roads and Traffic Management

The principal roads in the village are the busy East-West A345 road on which two groups of properties have their frontage, and the North-South C32 minor road. The growing volume and speed of traffic, particularly heavy goods vehicles, is disturbing to the rural community and potentially dangerous.

### 8.1. Quiet Lanes Project

The proposed Quiet Lanes Network covers a significant number of the roads through the village. This project has the following aims:

- To encourage considerate driving on the network
- To encourage walking, cycling and horse riding on the network
- To preserve the character and tranquillity of the network
- To encourage less car use on the network

(For more information on transport policy in Wiltshire visit:  
[www.wiltshire.gov.uk/transport](http://www.wiltshire.gov.uk/transport))

### 8.2. Public Rights of Way

The Parish of Manningford has a long and well-established network of public footpaths, and bridle ways.

### 8.3. Recommendations

- *Implement and support the Quiet Lanes Network*
- *Reduce the volume and speed of traffic through the village.*
- *Ensure that roads are well maintained including adequate drainage to reduce flooding.*
- *Provide pavements to improve the safety of villagers whose properties open on to the A345 road.*
- *Keep footpaths and bridle ways open and in good repair with priority for work allocated to Wiltshire Walk Ways.*
- *Protect verges, hedges and roadside grass areas from redevelopment.*



## 9. Employment

In the South of Manningford Bohune there is a small industrial estate with buildings in non-agricultural use and a trout fish farm on the Avon river – both centred on the Manor Farmhouse.



In the South of Manningford Bruce there is also a small commercial development including a warehouse and showroom. Both of these sites are located on the main A345 road.



In the North, in Manningford Bohune common, there is a large enterprise producing salad and vegetable crops together with a large garden centre producing 'pick-your-own' crops.

In Manningford Abbots there is an industrial poultry farm consisting of 4 large sheds rearing chicks from 2 days old to 15 weeks.

The village still has operating farms, arable, pastoral and horticultural enterprises.

### 9.1. Planning Recommendations

- *Industrial and commercial developments within the village should be limited in size to preserve the rural character of the village and should, where possible, be located in one of the sites bordering the A345.*
- *Materials used in any new developments and/or modifications should reflect local styles.*
- *Landscaping of non-residential development should be such that the impact on local residents is minimal. This applies to additional traffic and noise or other pollution.*
- *Site selection should not detract from the status of AONB*
- *Regeneration of derelict or abandoned properties for light industrial/commercial use should be considered over new building work subject to the recommendations in the rest of the VDS.*
- *Home working, which does not have a detrimental impact on the environment, and tele-working should be supported and promoted where appropriate.*
- *Small-scale tourist facilities using existing buildings, such as bed and breakfast accommodation, should be encouraged providing they do not adversely affect the elements that attract tourists to the area.*
- *Businesses should not result in a significant increase in traffic of commercial and heavy vehicles either through the village or on the approach roads except on the A345 and estate roads leading to the A345. With this exception, traffic levels should remain in keeping with the rural character, avoiding the need to make changes to the structure and appearance of roads that is detrimental to that character in order to accommodate increased commercial traffic.*